



DEPARTMENT OF COMMUNITY DEVELOPMENT ~ COMMUNITY PLANNING
APPLICATION FOR **PRE-ANNEXATION AGREEMENT**

YOU CAN ALSO APPLY ONLINE AT:

<HTTPS://SECURE.YUMAAZ.GOV/CITIZENACCESS/CITIZENACCESSSITE/PUBLIC/MAIN>

PLEASE BE ADVISED OF THE FOLLOWING INFORMATIONAL NOTICES:

FAA NOTIFICATION - This property is located in the vicinity of the Yuma International Airport. The Federal Aviation Administration (FAA) requires the property owner or its agent to file a "Notice of Proposed Construction or Alteration" with the FAA prior to commencing vertical construction. Information regarding FAA's requirements can be found at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA requirements arise from federal laws and regulations and are outside of the City's jurisdiction and authority. Be aware the FAA has the authority to prevent and stop development for failure to comply with federal regulations.

PUBLIC RECORDS - This application and any document supplied as part of this application is considered a public record and may be disclosed pursuant to A.R.S. § 39-121 or displayed electronically by the City of Yuma.

SUBJECT PROPERTY ADDRESS(ES) OR LOCATION:		CURRENT GENERAL PLAN DESIGNATION:	
ASSESSOR'S PARCEL NO(S):		CURRENT USE:	
AREA (ACRES/SQ. FT.):		PROPOSED USE:	
PROPERTY OWNER (S) NAME:		APPLICANT / AGENT NAME:	
ADDRESS:		ADDRESS:	
CITY:	STATE:	ZIP:	
PHONE:		PHONE:	
E-MAIL:		E-MAIL:	

I AFFIRM THAT I AM THE OWNER OF RECORD OF THE SUBJECT PROPERTY. IF AN AGENT IS NAMED, I HEREBY AUTHORIZE THAT PERSON TO ACT ON MY BEHALF IN MATTERS RELATING TO THIS APPLICATION. (CITY REQUIRES OWNER'S SIGNATURE FOR WAIVER OF CLAIMS ACKNOWLEDGEMENT)

THIS APPLICATION REQUEST MAY BE SUBJECT TO CERTAIN CONDITIONS OF APPROVAL; INDIVIDUAL AND SPECIFIC CONDITIONS WILL BE BASED ON YOUR APPLICATION'S UNIQUE SITUATION. THE CONDITIONS OF APPROVAL INCLUDE, BUT ARE NOT LIMITED TO:

PROPOSITION 207 WAIVER OF CLAIMS: OWNER(S) HEREBY WAIVES AND RELEASES CITY FROM ANY AND ALL CLAIMS UNDER ARIZONA REVISED STATUTES §12-1134, ET SEQ., INCLUDING ANY RIGHT TO COMPENSATION FOR REDUCTION TO THE FAIR MARKET VALUE OF THE PROPERTY OR ANY PORTION THEREOF, AS A RESULT OF CITY'S APPROVAL OR FAILURE TO APPROVE THIS LAND USE ACTION REQUEST. THE TERMS OF THIS WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL SUBSEQUENT LANDOWNERS, ASSIGNEES, LESSEES AND OTHER SUCCESSORS. OWNER ACKNOWLEDGES THERE MAY BE A REQUEST TO EXECUTE A SEPARATE WAIVER OF CLAIMS DOCUMENT, SUITABLE FOR RECORDING.

SIGNATURE OF OWNER: _____ DATE: _____

SIGNATURE OF AGENT: _____ DATE: _____

AVIGATION & RANGE DISCLOSURE: OWNER(S) ACKNOWLEDGES THAT THE SUBJECT PROPERTY IS LOCATED IN THE VICINITY OF YUMA COUNTY INTERNATIONAL AIRPORT AND THE U.S. MARINE CORPS AIR STATION, BOTH OF WHICH MAY RESULT IN AIRCRAFT OVERFLIGHT, VIBRATIONS AND RELATED NOISE AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT NOW KNOWN OR HEREAFTER USED FOR FLYING WITHIN NAVIGABLE AIRSPACE

RAISED MEDIAN DISCLOSURE: OWNER(S) ACKNOWLEDGES THAT RAISED MEDIANS MAY BE CONSTRUCTED OR HAVE BEEN CONSTRUCTED WITHIN THE PUBLIC STREET RIGHTS-OF-WAY, AND THAT SUCH RAISED MEDIANS MAY LIMIT AND/OR PROHIBIT CERTAIN TURNING MOVEMENTS INTO AND OUT OF THE SUBJECT PROPERTY.

INTENSE USE DISCLOSURES: OWNER(S) ACKNOWLEDGES THAT THE SUBJECT PROPERTY MAY BE NEAR OR ADJACENT TO AN INTENSE USE, (SUCH AS AGRICULTURE, HIGHWAY, RAILROAD, INDUSTRY, SPORTS COMPLEXES, ETC.), THAT MAY CAUSE HIGH TRAFFIC VOLUMES, NOISE, ODORS, LIGHT, OR OTHER IMPACTS

REQUESTS TO CONNECT TO CITY SERVICES FOR PROPERTIES LOCATED OUTSIDE THE CITY OF YUMA WILL REQUIRE ANNEXATION OF THE PROPERTY OR COMPLETION OF A PRE-ANNEXATION AGREEMENT STIPULATING ANNEXATION AT A FUTURE DATE. A PRE-ANNEXATION AGREEMENT MUST BE APPROVED BY THE CITY OF YUMA CITY COUNCIL, SIGNED, NOTARIZED AND RECORDED WITH THE YUMA COUNTY RECORDER BEFORE IT IS EFFECTIVE AND COMPLETE.

THE FOLLOWING INFORMATION IS REQUIRED FOR A COMPLETE APPLICATION SUBMITTAL

FAILURE TO SUPPLY ALL ITEMS AT THE TIME OF APPLICATION WILL RESULT IN A DELAY IN THE APPLICATION PROCESS AND DELAY OF ASSIGNMENT TO A CASE PLANNER FOR REVIEW.

- ☐ COMPLETED APPLICATION FORM

☐ LOCATION MAP

☐ PRE-DEVELOPMENT MEETING (PDM) NUMBER PDM- (OR COPIES OF NOTES)

☐ COPY OF APPROVED SEPTIC SYSTEM PERMIT ISSUED THROUGH YUMA COUNTY, IF APPLICABLE

☐ WARRANTY DEED SHOWING CURRENT OWNERSHIP AND LEGAL DESCRIPTION FOR EACH PARCEL

☐ IF THE PROPERTY IS THE SUBJECT OF A LOT SPLIT OR SUBDIVISION THROUGH YUMA COUNTY, TWO COPIES OF THE PLANS SHALL BE SUBMITTED TO THE CITY OF YUMA FOR REVIEW BY CITY STAFF
- ☐ THE FOLLOWING INFORMATION IS MISSING AND NEEDS TO BE PROVIDED BEFORE THIS APPLICATION CAN BE ACCEPTED. DEADLINE TO RETURN MISSING ITEMS IS: _____

ADDITIONAL INFORMATION

A PRE-ANNEXATION AGREEMENT IS SUBJECT TO A NUMBER OF CONDITIONS THAT ARE INCLUDED WITHIN THE AGREEMENT. THESE CONDITIONS APPLY TO THE SUBJECT PROPERTY AND ARE REQUIRED TO BE COMPLETE PRIOR TO CONNECTION TO CITY SERVICES, SUCH AS WATER AND/OR SEWER. THESE CONDITIONS TYPICALLY CONSIST OF THE FOLLOWING, BUT MAY BE EXPANDED DEPENDING ON THE SUBJECT REQUEST:

- THE PROPERTY OWNER AGREES TO PETITION FOR AND CONSENT TO ANNEXATION OF THE SUBJECT PROPERTY INTO THE CITY OF YUMA AT THE CITY’S REQUEST. THE AGREEMENT AND OBLIGATION TO ANNEX TO THE CITY SHALL RUN WITH THE LAND AND BE BINDING TO ALL SUBSEQUENT OWNERS.
- THE OWNER SHALL DEDICATE TO THE CITY ALL PUBLIC RIGHT-OF-WAY IN ORDER TO MEET THE REQUIREMENTS OF THE CITY’S GENERAL PLAN.
- ALL APPLICABLE DEVELOPMENT FEES SHALL BE PAID TO THE CITY, AS A CONDITION NECESSARY TO COMPLETE PRIOR TO THE CITY’S RELEASE OF ANY WATER METER.
- IF SEWER IS NOT CURRENTLY AVAILABLE TO THE PROPERTY OWNER, THE OWNER WILL AGREE TO CONNECT THE PROPERTY TO CITY SEWER FACILITIES WHEN SERVICES BECOME AVAILABLE, AT THE OWNER’S EXPENSE. THE OWNER SHALL BE RESPONSIBLE FOR ALL SANITARY SEWER CAPACITY FEES AND CHARGES IN EFFECT AT TIME OF CONNECTION TO CITY SEWER FACILITIES.
- THE OWNER SHALL PAY TO THE CITY AN AMOUNT EQUAL TO THE TRANSACTION PRIVILEGE TAX WHICH WOULD OTHERWISE BE DUE IF THE CONSTRUCTION WERE LOCATED WITHIN THE CITY. THE PAYMENT IS CALCULATED AT 1.7% OF THE CITY OF YUMA PORTION OF THE TOTAL SALES TAX APPLIED TO 65% OF THE CONSTRUCTION VALUE. THE PAYMENT SHALL BE DUE AND PAYABLE TO THE CITY AS A CONDITION NECESSARY TO COMPLETE PRIOR TO THE CITY’S RELEASE OF ANY WATER METER.